

LANDMARK CREDIT UNION f/k/a
HARTFORD SAVINGS BANK,

Plaintiff,

v.

NOTICE OF FORECLOSURE SALE

Case No: 18-CV-000552

SPRING GARDEN FAMILY RESTAURANT LLC, et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 18, 2019, in the amount of \$231,307.60, the Sheriff will sell the described premises at public auction as follows:

DATE: May 1, 2019

TIME: 10:00 a.m.

PLACE: Main Lobby – Dodge Co. Sheriff's Dept.
124 West St., Juneau

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Dodge Co. Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION:

PARCEL I

That portion of Lot 7 of the Subdivision of Out Lots 24, 29, 30, 31 and 32 in the Original First Ward of the City of Beaver Dam, Dodge County, bounded and described as follows:

Commencing at the Southeast corner of Lot 7 of the Subdivision of Out Lots 24, 29, 30, 31 and 32 of the Original First Ward of the City of Beaver Dam, which point is also the intersection of the

South line of said Lot 7 and the Westerly line of Madison Street; thence due West along the South line of said Lot 7 a distance of 125 feet; thence due North, at right angles, a distance of 135.3 feet more or less, to the South line of premises heretofore conveyed to the City of Beaver Dam for street purposes (which Deed is recorded in the Register of Deeds, Dodge County, Wisconsin, in Volume 291, page 48); thence East along the South line of said Street premises to the Westerly line of Madison Street; thence South 43 degrees 30 minutes West along the Westerly line of Madison Street, a distance 165 ½ feet; thence South 32 degrees West along Westerly line of Madison Street, a distance of 18 feet to the place of beginning.

EXCEPT Parcel A of Certified Survey Map No. 589, recorded in Volume 6 of Certified Surveys, on page 445, in the Office of the Register of Deeds, Dodge County, Wisconsin, and further excepting land sold to the City of Beaver Dam in Volume 681 of Records, on page 15.

PARCEL II

That portion of Lot 7 of the Subdivision of Out Lots 24, 29, 30, 31 and 32 in the Original First Ward of the City of Beaver Dam and of Lots 4, 5, 6, 7 and the West 40 feet of Lot 3, in Block 3, and Lots 2, 3, 4, 5, 6, 7 and 8 in Block 4, of Smith and Ordway's Addition to Beaver Dam, City of Beaver Dam, Dodge County, Wisconsin, described as follows:

Beginning at a point in the South line of said Lot 7 (which line is also the South line of Section 5, Township 11 North, Range 14 East) at the intersection of said line with the West line of Madison Street; thence due West, along the South line a distance of 125 feet to the point of commencement for the description of this parcel of land; thence due North, at right angles, a distance of 135.3 feet, more or less, to the South line of premises heretofore conveyed to the City of Beaver Dam for street purposes (which Deed is recorded in the Office of the Register of Deeds, Dodge County, Wisconsin, in Volume 291, page 48); thence due West along the South line of said Street premises, a distance of 100 feet, to a point; thence due South a distance of 135.3 feet, more or less, to the said South line of said Lot 7 and to a point in said line located a distance of 100 feet West of the said point of the commencement for the description of this parcel of land; thence due East along the said South line of said Lot 7, a distance of 100 feet to the said point of commencement for the description of this parcel of land.

PROPERTY ADDRESS: 1102 Madison St, Beaver Dam, WI 53916

Dated: March 26, 2019



Dale J. Schmidt, Sheriff
Dodge County, Wisconsin

Mark C. Darnieder
Attorney for Plaintiff
Darnieder & Sosnay
735 N. Water St., Suite 205
Milwaukee, WI 53202